



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

### THIS IS A NEW PROJECT REFERRAL

DATE: 11/13/07

TO: \_\_\_\_\_

FROM: Michael Conger, South County Team

**PROJECT DESCRIPTION:** LRP2007-00014, Staniec/ GPA- Transition from Rural Lands to Residential Rural Lands. APN: 076-241-026 and 009.

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Return this letter with your comments attached no later than: 14 days from receipt of this referral.  
By 11/28/07 please.

#### PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

#### PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO (Please go on to PART III)

#### PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

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\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

Van

TO MAKE TRANSITION FROM RURAL  
LANDS TO RESIDENTIAL RURAL LAND USE  
SLB/ RSLB

RL SRA

**PLICATION** Staniec  
and Building File No LRP 07-00014

076-241-026

**What are the Element(s) or Ordinance(s) requested for amendment:**

- ☐ Land Use Element \_\_\_\_\_ Area Plan ☐ Framework for Planning  
☐ Ag & Open Space Element ☐ Local Coastal Plan ☒ Land Use Ordinance  
☐ Coastal Zone LUO ☐ Real Property Division Ordinance ☐ Construction Ordinance  
☐ Growth Management Ordinance ☐ Other \_\_\_\_\_

**If you are proposing an amendment to the maps of the general plan, complete the following:****What is the Existing Land Use Category?:**

- ☐ Open Space ☐ Recreation ☐ Agriculture ☒ Rural Lands  
☐ Residential Rural ☐ Residential Suburban ☐ Residential Single Family  
☐ Residential Multi-Family ☐ Commercial Retail ☐ Commercial Service  
☐ Industrial ☐ Office & Professional ☐ Public Facilities

**What is the Existing Combining Designation(s)?:** N/A**What is the Requested Land Use Category?**

- ☐ Open Space ☐ Recreation ☐ Agriculture ☐ Rural Lands  
☒ Residential Rural ☐ Residential Suburban ☐ Residential Single Family  
☐ Residential Multi-Family ☐ Commercial Retail ☐ Commercial Service  
☐ Industrial ☐ Office & Professional ☐ Public Facilities

**What is the Requested Combining Designation(s)?:** None**If you are proposing an amendment to the text of the general plan, complete the following:**

N/A Page No. \_\_\_\_\_ Paragraph: \_\_\_\_\_ Attach a copy of the existing text clearly  
specifying the language proposed for change and the proposed changes

**If you are proposing an amendment to an ordinance, complete the following:**

Section No. \_\_\_\_\_ Attach a copy of the existing text clearly specifying the  
language proposed for change and the proposed changes

**For all amendment requests, complete the following:**

To make logical transition from Rural Lands to Residential Rural  
Reason for the request: land use categories by rezone of SPNs 076-241-026, 009 to allow  
for ultimate subdivision of parcel (APN 076-241-026) with min. parcel size of 40 acres.

**Describe existing and future access to the proposed project site:** (E) Off Monte Road(P) Off Monte Road.

**Surrounding land use:** What are the uses of the land surrounding your property (when applicable,  
please specify all agricultural uses):

North: Rural LandsSouth: Rural LandsEast: Rural LandsWest: Agriculture**Proposed water source:** ☐ On-site well ☒ Shared well ☐ Other \_\_\_\_\_☐ Community System - List the agency or company responsible for provision: \_\_\_\_\_Do you have a valid will-serve letter? ☐ Yes If yes, please submit copy ☐ No**Proposed sewage disposal:** ☒ Individual on-site system ☐ Other \_\_\_\_\_☐ Community System -List the agency or company responsible for sewage disposal: \_\_\_\_\_Do you have a valid will-serve letter? ☐ Yes If yes, please submit copy ☐ No**Fire Agency:** - List the agency responsible for fire protection: CalFire



# Proposed Rezone Graphic

Prepared September 13, 2007

805-541-4509  
FAX 805-546-0525  
3427 MAGLEITO CT  
SAN LUIS OBISPO  
CALIFORNIA 93401

**SUPPLEMENT TO THE APPLICATION FOR  
AUTHORIZATION OF A GENERAL PLAN AMENDMENT**

APN #s 076-241-026 and 076-241-009

31 October 2007

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The Applicant has reviewed the requirements set forth in the *User's Guide to the General Plan Amendment Process*. The following points represent how the aforementioned request will continue to be compatible with the surrounding community and in compliance with the adopted community goals.

**A. Relationship to Community Planning Goals Regarding Orderly Growth**

The request includes the rezone of properties from Rural Lands (RL) to Residential Rural to enable the subdivision of APN 076-241-026 into two (2) separate 40± acre legal parcels. The adjacent parcel, APN 076-241-009 is part of this amendment request to make a better transition from the Residential Suburban zoning to the south. The potential for additional development created by the amendment, and ultimately the subdivision of APN 076-241-026, would not substantially increase over the current allowable uses.

As it stands, the 80±-acre RL zoned property is allowed two (2) primary dwellings, and no secondary dwellings. With the rezone to Residential Rural, one (1) primary dwelling unit and one (1) secondary dwelling would be allowed. The property is currently developed with a single-family residence located just off Monte Road. The property is accessed by Monte Road, considered a "local" street with direct access off of Highway 101 at San Luis Bay Drive. The property currently has an adequate water source and exhibits percolation rates to support septic systems. Police and fire protection services are currently provided by the County Sheriff's Office and Cal Fire, respectively.

The proposal could be considered an extremely minor development of under-used land within the existing community boundaries and does not represent "leapfrog" growth.

**B. Relationship to Surrounding Land Uses**

Under the current land use, Rural Lands, the property is allowed to have two (2) residential dwelling units. Changing the land use designation to Residential Rural would not only be consistent with the existing on site development and development in the surrounding area, it would also create a transition zone from the properties to the north designated Rural Lands and the properties to the south designated Residential Suburban.

**C. Relative Size of the Change**

The proposal includes rezoning one legal parcel and a portion of an adjacent legal parcel from Rural Lands to Residential Rural. Rezoning the properties from their current Rural Lands designation to a Residential Rural designation would create a natural transition from Rural Lands to Residential Suburban. This would be considered a minor and incidental change.

**D. Land Capability and Service Availability**

The proposal, a zone change from Rural Lands to Residential Rural (RR), assumes that residential development pursuant to Title 22, Land Use Ordinance may occur. Performance standards related to residential development in the RR zone include, but are not necessarily limited to, the remoteness test, the fire hazard/response time test, the access test and the slope test. The applicant has identified the topographic constraints and sensitive resource areas (i.e., two (2) developable areas have been identified: a 4.5 acre area; and an 8.5 acre area on APN 076-241-026), water resources and wastewater disposal are available for the limited future development potential, and the site is easily accessed from Monte Road, a paved local road. The applicant is confident that the proposed change, in light of the site attributes and constraints, will accommodate and support the type of development allowed by the amendment.

**E. Relationship to Other General Plan Elements**

After reviewing the various General Plan Elements, including the Ag & Open Space Element, the Housing Element, the Parks & Recreation Element, the Transportation Element, etc., the proposed GPA/Rezone will not impact and/or create a need to change other elements of the County's General Plan. The proposal, while minor in nature, is compatible with the adjacent and surrounding uses. Based upon that fact, and the potential for an incremental amount of new development, the applicant believes that the proposal would be consistent with the other elements of the General Plan.

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# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer **ALL** of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

PG&E Property - APN 076-241-009

## Physical Site Characteristic Information

*Your site plan will also need to show the information requested here*

1. Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 0 acres  
Moderate slopes of 10-30%: 5+ acres  
Steep slopes over 30%: 45+ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared? ☐ Yes ☒ No  
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No  
If yes, please explain: \_\_\_\_\_
6. Has a grading plan been prepared? ☐ Yes ☒ No  
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☒ Yes ☐ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No  
If yes, please list: Monte Road

### Water Supply Information

N/A

1. What type of water supply is proposed?  
☐ Individual well      ☐ Shared well      ☐ Community water system
2. What is the proposed use of the water?  
☐ Residential      ☐ Agricultural: explain \_\_\_\_\_  
☐ Commercial/Office: explain \_\_\_\_\_  
☐ Industrial: explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? \_\_\_\_\_
5. Do operable water facilities exist on the site?  
☐ Yes      ☐ No      If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells?  
☐ Yes      ☐ No      If yes please attach \_\_\_\_\_
7. Does water meet the Health Agency's quality requirements?  
Bacteriological? ☐ Yes      ☐ No      Chemical? ☐ Yes      ☐ No  
Physical? ☐ Yes      ☐ No      Water analysis report submitted? ☐ Yes      ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
☐ Well Driller's Letter      ☐ Water Quality Analysis      ☐ OK      or      ☐ Problems  
☐ Will Serve Letter      ☐ Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ GPM  
☐ Surrounding Well Logs      ☐ Hydrologic Study      ☐ Other \_\_\_\_\_

**Please attach any letters or documents to verify that water is available for the proposed project.**

### Sewage Disposal Information

N/A

#### ***If an on-site (individual) subsurface sewage disposal system will be used:***

1. Has an engineered percolation test been accomplished?  
☐ Yes      ☐ No      If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
☐ Yes      ☐ No
4. Has a piezometer test been completed? ☐ Yes      ☐ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
☐ Yes      ☐ No

*(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

N/A

#### ***If a community sewage disposal system is to be used:***

1. Is this project to be connected to an existing sewer line?  
☐ Yes      ☐ No      Distance to nearest sewer line: \_\_\_\_\_  
Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes      ☐ No

N/A

### **Solid Waste Information**

1. What type of solid waste will be generated by the project? ☐ Domestic ☐ Industrial  
☐ Agricultural ☐ Other, please explain? \_\_\_\_\_
2. Name of Solid Waste Disposal Company: \_\_\_\_\_
3. Where is the waste disposal storage in relation to buildings? \_\_\_\_\_
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☐ Yes ☐ No

### **Community Service Information**

1. Name of School District: San Luis Coastal Unified School District
2. Location of nearest police station: Pismo Beach Police Department (5.04 miles)
3. Location of nearest fire station: Pismo Beach Fire Department (3.49 miles)
4. Location of nearest public transit stop: Pismo Beach (5+ miles)
5. Are services (grocery / other shopping) within walking distance of the project? ☐ Yes ☒ No  
If yes, what is the distance? \_\_\_\_\_ feet / miles

### **Historic and Archeological Information**

1. Please describe the historic use of the property: Open Space, Rural Lands
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No  
If yes, please include **two** copies of the report with the application.

### **Commercial/Industrial Project Information**

N/A

*Only complete this section if you are proposing a commercial or industrial project or zoning change.*

1. Days of Operation: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
2. How many people will this project employ? \_\_\_\_\_
3. Will employees work in shifts? ☐ Yes ☐ No  
If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?  
☐ Yes ☐ No  
If yes, please explain: \_\_\_\_\_
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No  
If yes, please explain: \_\_\_\_\_  
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail: \_\_\_\_\_



7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No  
If yes, please describe in detail: \_\_\_\_\_
8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.  
Between 7:00 - 9:00 a.m. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?  
☐ Yes ☐ No If yes, please specify what you are proposing \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? ☐ Yes ☐ No  
If yes, please describe \_\_\_\_\_

### **Agricultural Information**

N/A

***Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.***

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

### **Special Project Information**

N/A

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): \_\_\_\_\_
2. Will the development occur in phases? ☐ Yes ☐ No  
If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☐ No  
If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions? ☐ Yes ☐ No  
If yes, please describe: \_\_\_\_\_

### **Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project\*: N/A

\* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

**Environmental Information**

N/A

1. List any mitigation measures that you propose to lessen the impacts associated with your project: \_\_\_\_\_  
\_\_\_\_\_
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☐ No  
If yes, please list: \_\_\_\_\_
3. Are you aware of any previous environmental determinations for all or portions of this property? ☐ Yes ☐ No  
If yes, please describe and provide "ED" number(s): \_\_\_\_\_

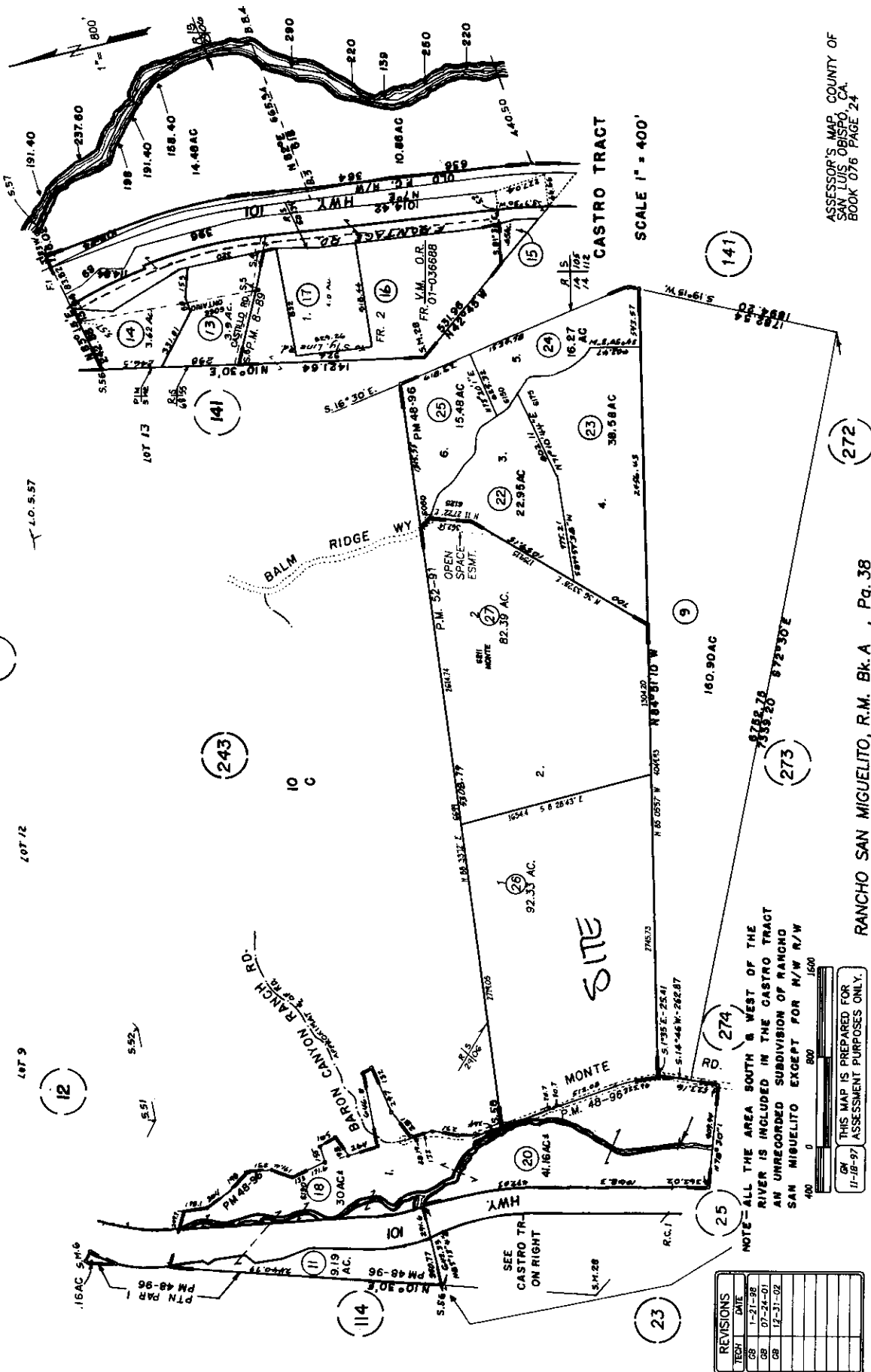
**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): None

*(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)*

076-24

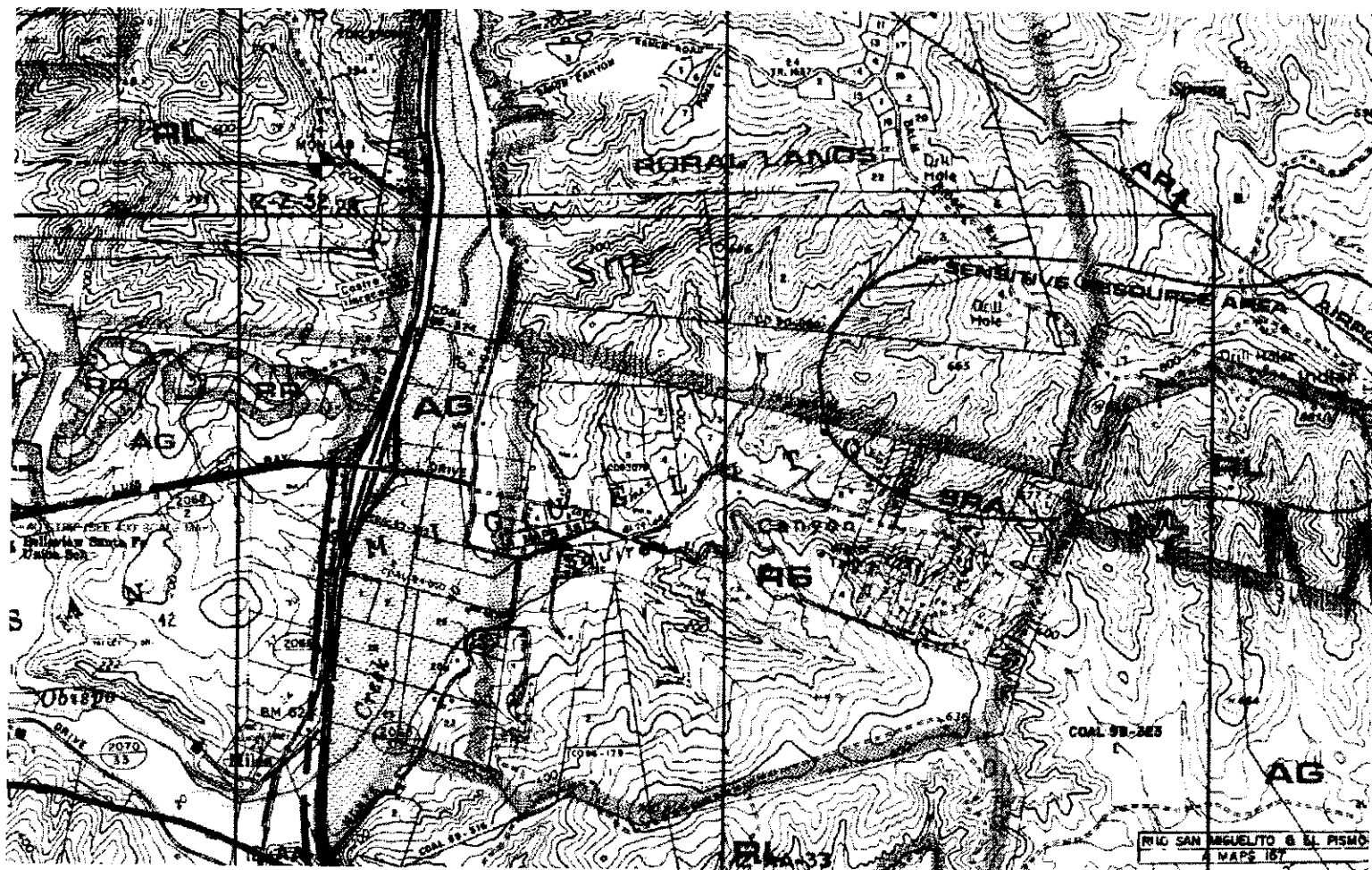
NOTE—LOTS A, B, C ARE WARDS  
SUB OF LOT 10 OF RANCHO  
SAN MIGUELITO

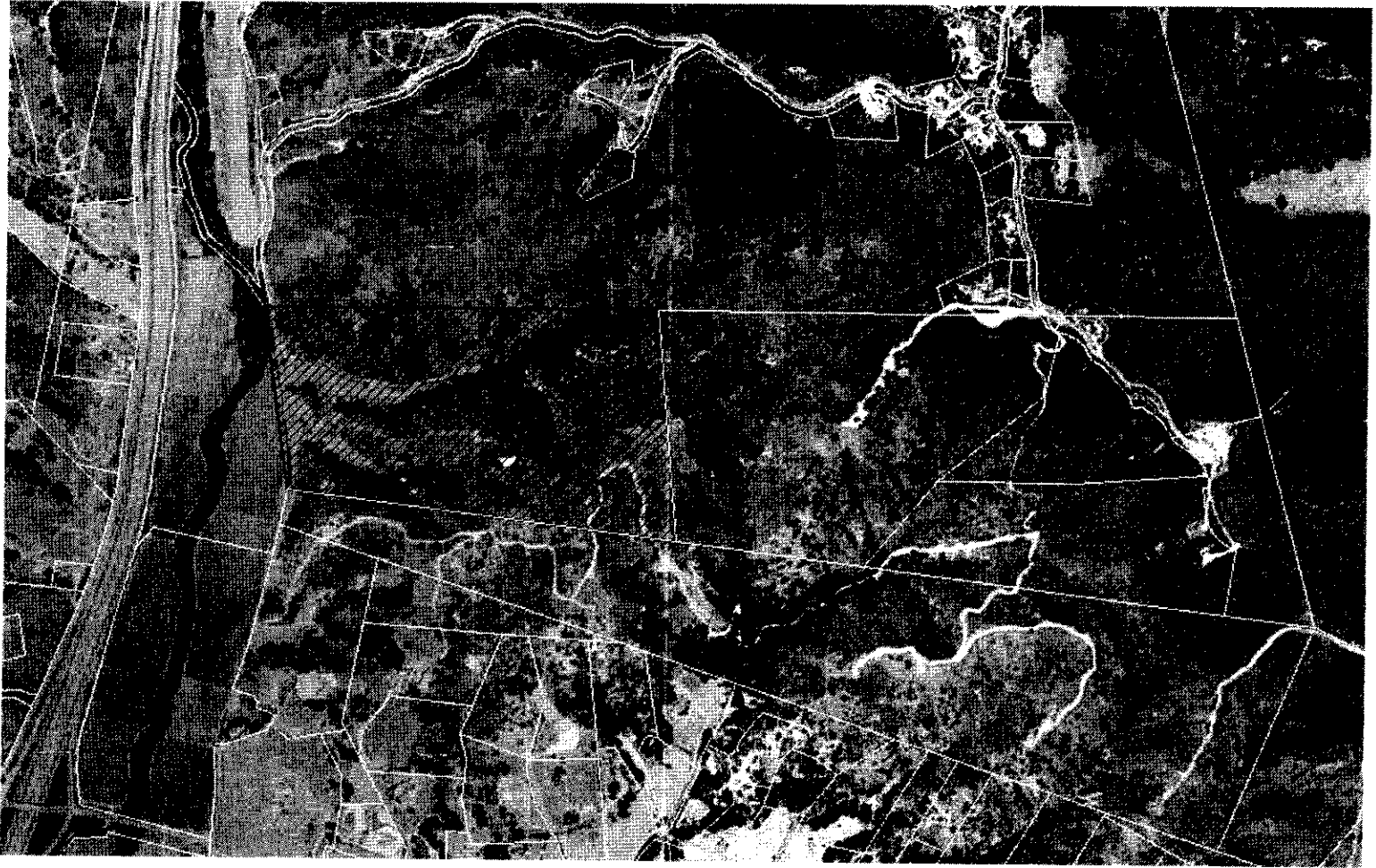


ASSESSOR'S MAP COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 076 PAGE 24

RANCHO SAN MIGUELITO, R.M. Bk. A , Pg. 38

top 65







# Parcel Summary Report For Parcel # 076-241-026

11/13/2007  
9:23:10AM

## San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

### Address Information

**Status**      **Address**  
06211 MONTE RD RSLB

### Lot Information:

**Community:** RSLB  
**Planning Area:** SLB

<u>Lot Type</u>	<u>Tract / Twtnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	CO90-	080	0001	Y	RL / SRA		

### People Information

<u>Role</u>	<u>Name and Address</u>
OWN	RALSTON DAVID W PO BOX 3913 SLO CA 93403-3913
OWN	RALSTON DAVID W
OWN	STANIEC ROBERT J

### Phone Numbers and Contact info

### Notes

### Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	PM 52/91 PAR 1	LES S PTN MIN RTS